



20090716-0003802

APN(s): 125-27-411-013

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 125-27-411-013

Fee: \$16.00
N/C Fee: \$0.00

07/16/2009 14:34:22
T20090247066

Requestor:
LAS VEGAS CITY

Debbie Conway OSA
Clark County Recorder Pgs: 3

Legal Description: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ANN ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF BUFFALO DRIVE, 1,588.59 FEET LEFT OF AND AT RIGHT ANGLES TO THE CENTERLINE OF US-95 FREEWAY AT HIGHWAY ENGINEER'S STATION "XS" 143+14.42 P.O.T.: SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 21° 33' 45" EAST A DISTANCE OF 53.67 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.; THENCE NORTH 0° 18' 50" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 643.14 FEET TO A POINT; THENCE SOUTH 89° 33' 13" WEST A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 27; THENCE NORTH 0° 18' 50" WEST, ALONG SAID WEST SECTION LINE, A DISTANCE OF 494.18 FEET TO A POINT ON THE WESTELY RIGHT-OF-WAY LINE OF REALIGNED BUFFALO DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) FROM A TANGENT WHICH BEARS SOUTH 20° 23' 20" EAST, CURVING TO THE LEFT WITH A RADIUS OF 510.00 FEET, THROUGH AN ANGLE OF 52° 08' 02" AN ARC DISTANCE OF 464.05 FEET;
- 2) SOUTH 72° 31' 22" EAST - 550.86 FEET;
- 3) FROM A TANGENT WHICH BEARS THE LAST DESCRIED COURSE, CURVING TO THE RIGHT WITH A RADIUS OF 460.00 FEET, THROUGH AN ANGLE OF 62° 29' 33" AN ARC DISTANCE OF 501.72 FEET TO A POINT OF COMPOUND CURVATURE;
- 4) FROM A TANGENT WHICH BEARS SOUTH 10° 01' 49" EAST, CURVING TO THE RIGHT WITH A RADIUS OF 95.00 FEET, THROUGH AN ANGLE OF 35° 12' 43" AN ARC DISTANCE OF 58.38 FEET TO A POINT OF REVERSE CURVATURE;
- 5) FROM A TANGENT WHICH BEARS SOUTH 25° 10' 54" WEST, CURVING TO THE LEFT WITH A RADIUS OF 105.00 FEET, THROUGH AN ANGLE OF 26° 05' 57" AN ARC DISTANCE OF 47.83 FEET;
- 6) SOUTH 0° 55' 04" EAST - 121.80 FEET;
- 7) FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT WITH A RADIUS OF 54.00 FEET, THROUGH AN ANGLE OF 32° 59' 47" AN ARC DISTANCE OF 31.10 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF ANN ROAD;

ORIGINAL

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Assessor's Parcel No(s): 125-27-411-013
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THENCE SOUTH 83° 12' 36" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 295.77 FEET TO A POINT; THENCE SOUTH 88° 58' 40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 821.51 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS AN AREA OF 19.12 ACRES (832,889 SQUARE FEET).

RESERVING UNTO THE GRANTOR THE ACCESS RIGHTS, INCLUDING THE ABUTTER'S RIGHTS IN AND TO US-95 FREEWAY, ALONG THE FOLLOWING DESCRIBED LINE.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF REALIGNED BUFFALO DRIVE, 581.51 FEET LEFT OF AND AT RIGHT ANGLES TO THE CENTERLINE OF US-95 FREEWAY AT HIGHWAY ENGINEER'S STATION "XS" 137+88.96 P.O.T.; SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 78° 39' 08" EAST A DISTANCE OF 1,164.19 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.; THENCE SOUTH 0° 55' 04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT ALONG SAID RIGHT-OF-WAY LINE WITH A RADIUS OF 54.00 FEET, THROUGH AN ANGLE OF 32° 59' 47" AN ARC DISTANCE OF 31.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ANN ROAD; THENCE SOUTH 83° 12' 36" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF ENDING; SAID POINT OF ENDING BEING 750.86 FEET LEFT OF AND AT RIGHT ANGLES TO SAID CENTERLINE OF US-95 FREEWAY AT HIGHWAY ENGINEER'S STATION "XS" 137+38.72 P.O.T.; SAID POINT FURTHER DESCRIBED AS BEARING NORTH 85° 09' 29" EAST A DISTANCE OF 1,039.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27.

EXCEPTING A PORTION OF LOT ONE (1) IN BLOCK ONE (1) OF "CENTENNIAL GATEWAY" ON FILE IN BOOK 124, PAGE 44 OF PLATS, IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTH CORNER OF LOT ONE (1) AS SHOWN ON SAID PLAT;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT ONE (1), THE FOLLOWING TWO (2) COURSES:

- 1) FROM A TANGENT BEARING SOUTH 20° 27' 39" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 510.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 03° 45' 52" AN ARC LENGTH OF 33.51 FEET TO A POINT OF CUSP TO WHICH A RADIAL LINE BEARS SOUTH 65° 46' 29" WEST;
- 2) THENCE FROM A TANGENT BEARING SOUTH 23° 46' 09" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 515.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 45° 09' 11" AN ARC LENGTH OF 405.86 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 21° 04' 40" WEST;

THENCE DEPARTING SAID NORTHEASTERLY LINE ALONG SAID RADIAL LINE, SOUTH 21° 04' 40" WEST, 54.92 FEET;

THENCE SOUTH 33° 50' 33" WEST, 72.54 FEET;

THENCE SOUTH 00° 18' 05" EAST, 96.09 FEET;

THENCE SOUTH 89° 54' 37" WEST, 93.00 FEET;

THENCE NORTH 86° 50' 12" WEST, 30.05 FEET;

THENCE SOUTH 89° 40' 18" WEST, 73.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BUFFALO DRIVE AS SHOWN ON SAID PLAT;

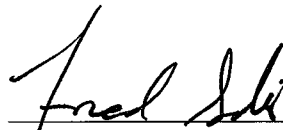
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FROM A TANGENT BEARING NORTH 03° 15' 11" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 45.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 80° 29' 54" AN ARC LENGTH OF 63.93 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED SOUTH HALF (S½) TO WHICH A RADIAL LINE BEARS NORTH 06° 14' 55" EAST;

THENCE ALONG SAID WEST LINE, NORTH 00° 18' 05" WEST, 467.80 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN AS SURVEY 7 ON RECORD OF SURVEY FILED IN BOOK 152, PAGE 94 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **May 6, 2009** approved the following **Case Number(s): SUP-33491** together with various conditions, limitations, and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use of the above-referenced real property in the city of Las Vegas. **YOU ARE HEREBY ADVISED AND DIRECTED** to contact the city of Las Vegas' Department of Planning & Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

May 14, 2009



Fred Solis, AICP, Senior Planner
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101